

TOWN OF LOS GATOS
110 East Main Street, Los Gatos, CA 95032 (408) 354-6872

SUMMARY MINUTES OF A REGULAR MEETING OF THE **DEVELOPMENT REVIEW COMMITTEE** OF THE TOWN OF LOS GATOS FOR **AUGUST 15, 2006** HELD IN THE TOWN COUNCIL **CHAMBERS**, CIVIC CENTER, 110 EAST MAIN STREET, LOS GATOS, CALIFORNIA.

The meeting was called to order at 9:05 AM. by *Chair Baily*.

ATTENDANCE

Members Present:

Sandy Baily, Associate Planner

Suzanne Davis, Associate Planner

Guido Periscone, Assistant Planner

Julie Linney, Fire Department

Anthony Ghioffi, Senior Building Inspector

Trish Duarte, Senior Engineering Technician

Roshan Mehdizadeh, Engineering Intern

OTHER BUSINESS

ITEM 1: 800 Blossom Hill Road
 Architecture and Site Application S-07-003

Requesting approval to convert a carport to a fitness room on property zoned RM:5-20:PD. APN 523-05-001

PROPERTY OWNER: American Baptist Homes of the West

APPLICANT: Mark Knudsen/ The Terraces of Los Gatos

Application was deemed complete. Ghioffi moved to approve the application with conditions and the following findings and considerations:

- (a) The application is Categorically Exempt from CEQA, Section 15301.
- (b) The considerations required by Sec. 29.20.150 of the Town Code were all made in reviewing this application.
- (c) The work proposed is consistent with the approved Planned Development for the site.

Duarte seconded. Motion passed unanimously. Appeal rights were cited.

PUBLIC HEARINGS

ITEM 2: 516 San Benito Avenue
 _____Architecture and Site Application S-06-69

Requesting approval to demolish a pre-1941 single family residence and to construct a new residence on property zoned R-1D. APN 410-15-056

PROPERTY OWNER: Dennis Chiu

APPLICANT: Gary Kohlsaat

1. *Chair Baily* opened the public hearing.
2. Staff gave report on proposed project.
3. Applicant was introduced.
4. Members of the public were present:
Allan Beattie, Sr., neighbor, stated that he was thankful that the messy trees are being removed.
5. Public hearing closed.
6. *Ghiossi* moved to approve the application subject to the conditions presented with the following findings and considerations:
 - (a) The project is Categorically Exempt pursuant to Section 15303 of the State Environmental Guidelines as adopted by the Town.
 - (b) As required by Section 29.10.09030(e) of the Town Code for the demolition of a single family residence.
 1. The Town's housing stock will be maintained as the house will be replaced.
 2. The existing structure has no architectural or historical significance, and is in poor condition.
 3. The property owner does not desire to maintain the structure as it exists; and
 4. The economic utility of the structure is poor and it is not viable to remodel and expand the existing house.
 - (c) The project is in compliance with the Residential Development Standards for single-family homes not in hillside residential zones.
 - (d) As required by Section 29.20.150 of the Town Code, the considerations in review of an architecture and site application were all made in reviewing this project.
7. Linney seconded, motion passed unanimously.
8. Appeal rights were cited.

ITEM 3: 16622 Topping Way
Architecture and Site Application S-06-047

Requesting approval to demolish an existing single family residence and to construct a new single family residence on property pre-zoned R-1:8. APN: 532-09-021
PROPERTY OWNER: Topping Way, LP
APPLICANT: Nielsen Architects

1. *Chair Baily* opened the public hearing.
2. Staff gave report on proposed project.
3. Applicant was introduced.
4. Members of the public were present:
Adrian Rodrigues, neighbor, expressed concern of loss of privacy from the second story bedroom window. To mitigate concern, a condition was added that the window be changed to a square window with a high head and sill.
5. Public hearing closed.
6. *Duarte* moved to approve the application subject to the conditions presented and as modified with the following findings and considerations:

- (a) The project is Categorically Exempt pursuant to Section 15303 of the State Environmental Guidelines as adopted by the Town.
- (b) As required by Section 29.10.09030(e) of the Town Code for the demolition of a single family residence.
 - 1. The Town's housing stock will be maintained as the house will be replaced.
 - 2. The existing structure has no architectural or historical significance, and is in very poor condition.
 - 3. The property owner does not desire to maintain the structure as it exists; and
 - 4. The economic utility of the structure is poor and it is not viable to remodel and expand the existing house.
- (c) The project is in compliance with the Residential Development Standards for single-family homes not in hillside residential zones.
- (d) As required by Section 29.20.150 of the Town Code, the considerations in review of an architecture and site application were all made in reviewing this project.
- 7. *Linney* seconded, motion passed unanimously.
- 8. Appeal rights were cited.

ADJOURNMENT

Meeting adjourned at 9:45 A.M. The next regularly scheduled meeting of the Development Review Committee is the following Tuesday.

Sandy L. Baily, Associate Planner